



# St Matthews Lodge

50 Oakley Square, NW1

Asking Price £900,000

A wonderfully bright and spacious three-bedroom apartment complete with large balcony overlooking the park, and full-time porter. Situated on the 2nd floor (lift access) of a desirable, well-maintained block.

Laterally spacious and presented in very good condition, this fabulous apartment has a share of freehold and is being sold chain-free.

Accommodation comprises of three double bedrooms, two bathrooms, fully fitted kitchen and reception leading directly out to the spacious balcony.

**CHESTERTONS**



# St Matthews Lodge

## 50 Oakley Square, NW1

- Share of freehold
- Three double bedrooms
- Two bathrooms
- Spacious balcony
- Very well presented
- Chain-free
- Two lifts



St Matthews Lodge enjoys a central location, facing a pretty garden square. Euston, Kings Cross and St Pancras International stations are all within close proximity. Mornington Crescent Tube Station and Bus Services, together with Camden High Street, are nearby. The City and West End are within easy access as are several London universities and the wonderful wide-open spaces of Regents Park.

**Tenure:** Share of freehold – Lease 986yrs  
**Service Charge:** £5386 per annum (reserve fund - £400,000)  
**Ground Rent:** £75 per annum  
**Local Authority:** Camden  
**Council Tax Band:** F

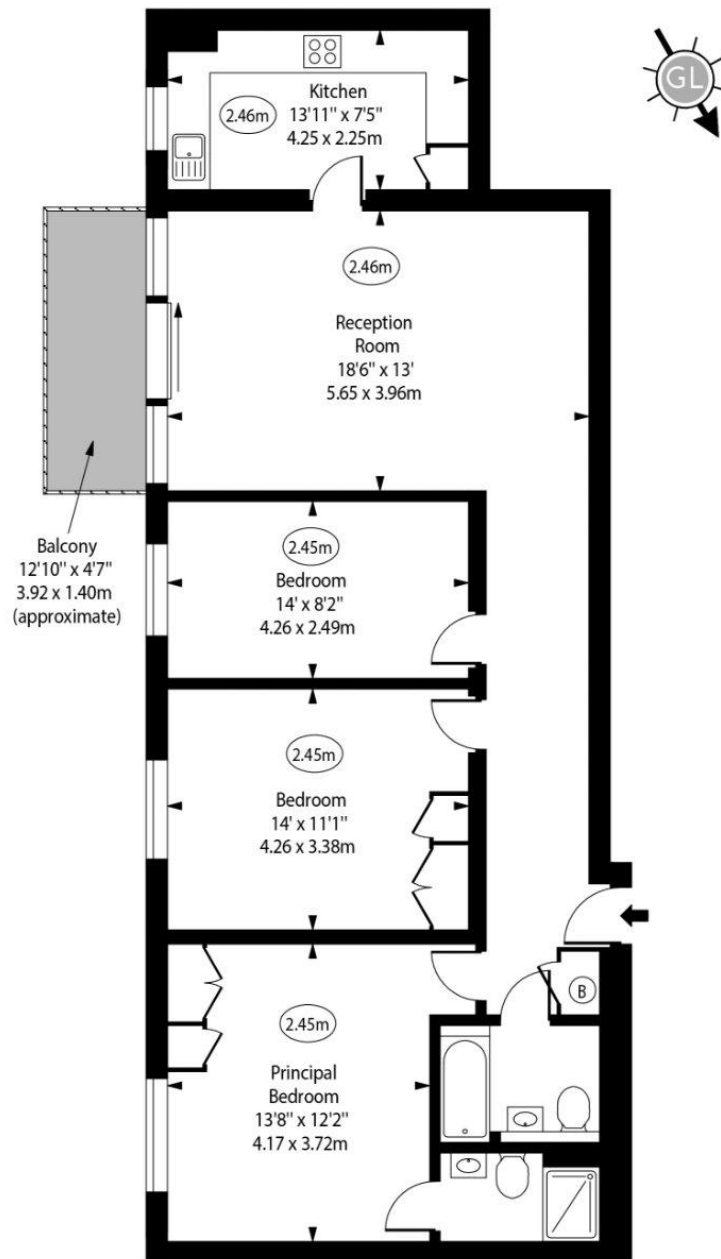
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Camden & Kentish Town Sales*

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# St Matthews Lodge

○ - Ceiling Height



Second Floor

Gross Internal Area - 1056 Sq Ft - 98.10 Sq M

Approx Gross Internal Area 1056 Sq Ft - 98.10 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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